



REFERRAL REPORT

Report Date: September 2, 2025
Contact: Chee Chan
Contact No.: 604-829-9576
RTS No.: 18108
VanRIMS No.: 08-2000-20
Meeting Date: September 16, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Rezoning: 1401-1455 East 49th Avenue

RECOMMENDATION TO REFER

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Raffaele Architecture, on behalf of Vittori Lanark Holdings Ltd., the lessee of the lands owned by the Board of Education of School District No. 39 (Vancouver) located at 1401-1455 East 49th Avenue [PID 032-188-803; Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422], to rezone the lands from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report is to recommend an amendment the Zoning and Development By-law for 1401-1455 East 49th Avenue. The proposal is to rezone from R1-1 (Residential Inclusive) District and C-1 (Commercial) District to RR-3B (Residential Rental) District for a six-storey mixed-use rental building in accordance with the *Secured Rental Policy* (SRP). An estimated total of 87 units would be delivered through this application, of which 20% of the residential floor area will be secured as below-market rental units.

This application meets the intent of the SRP. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2024)
- RR-3A and RR-3B Districts Schedule (2023)
- Residential Rental Districts Schedules Design Guidelines (2022, last amended 2024)
- Housing Vancouver Strategy (2017)
- Interim Housing Needs Report (2025)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Urban Forest Strategy (2014, amended 2018)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2025)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

Background/Context

1. Site and Context

The property (see Figure 1) is comprised of one legal parcel bound by East 49th Avenue, Knight Street, and Lanark Street. The total site area is approximately 2,396.6 sq. m (25,797 sq. ft.), with a frontage of 75.3 m (247 ft.) along East 49th Avenue and a depth of 31.9 m (105 ft.).

Figure 1: Location Map – Site and Context



This site and surrounding areas contain residential, commercial, and institutional uses, including Sir Sanford Fleming School to the north. The site was previously developed as an outdoor basketball court, but it was fenced off by the developer to remove public access for liability reasons in December 2024.

Southern Portion of Sir Sanford Fleming Elementary School

The site under rezoning consideration is owned by the Vancouver School District, and forms a part of Sir Sanford Fleming Elementary School site (referred to as “school site”). In 2016, as part of the seismic mitigation program, the Ministry of Education and Child Care funded the

construction of a new Sir Sanford Fleming Elementary School building. The new school building was constructed on the northern portion of the school site. This process allowed the School District to consider declaring the southern portion of the property as surplus to the educational needs of the district (“disposition”), and undertook a public engagement process in 2021 on the disposition process. Following this engagement, on May 25, 2021, the Vancouver School Board (VSB) decided to proceed with the disposition¹, and directed School District staff to pursue rental housing on the southern portion. On September 25, 2024, VSB finalized a 99-year lease with Vittori Lanark Holdings Ltd. to pursue a rental redevelopment. The City did not have a role in this process. Subsequently, the applicant submitted a rezoning application, which is the purpose of this report.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* serves as a framework for growth with further implementation planning work to follow over the next two to four years. The proposal addresses priorities within the *Housing Vancouver Strategy* which aligns with the *Vancouver Plan*.

Secured Rental Policy (SRP) – The SRP encourages the construction of new, purpose-built rental housing in Vancouver. The policy applies city-wide outside of areas with recent community plans (e.g. Cambie Corridor, Grandview-Woodland, Broadway, etc.). In low-density residential areas near shopping, public transit and other daily needs, the policy supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey apartments off arterials. Up to six storeys may be considered for projects on arterials where a minimum 20% of the residential floor area is secured as below-market rental housing or where 100% of the residential area is social housing.

The SRP supports rezoning to an RR zone (instead of a custom Comprehensive Development District (CD-1)) for eligible sites that are part of the typical street grid, have lane or secondary street access to the rear, and are regular in shape, size, and other attributes. In addition to location on an arterial or local street, the applicable RR zone depends on the site size, orientation, and adjacent context.

RR Zoning District Schedules and Design Guidelines (“Design Guidelines”) – Three new residential rental (“RR”) zoning district schedules were introduced in 2021 to accompany the SRP; “RR-1”, “RR-2A, RR-2B and RR-2C”, and “RR-3A and RR-3B.” Similar to other zoning districts, the RR zones establish permitted uses, density, and height limits. Accompanying Design Guidelines provide guidance on building typology, architectural variety, and a range of building designs and form. Form of development is evaluated against the guidelines at a future development permit (DP) stage.

Housing Vancouver Strategy – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for purpose-built market and below market rental housing units.

Interim Housing Needs Report – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in

¹ For further information, consult the Vancouver School Board website, “South Portion of Fleming Site”, <https://www.vsb.bc.ca/page/4916/south-portion-of-fleming-site>

relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Strategic Analysis

1. Simplified Rezoning Process

To facilitate the delivery of rental units, the City has implemented a simplified process for rezonings to a RR District schedule. Rather than rezoning to a site-specific CD-1, rezoning to a standard RR zone streamlines the review process and provides greater certainty for the achievable built form.

Under the SRP, this site is-eligible for the RR-3A (four-storey) or RR-3B (six-storey) mixed-use zones. This application proposes to rezone to RR-3B. The RR-3B District Schedule permits 3.40 FSR, which includes a minimum 0.35 FSR for non-dwelling uses. On shallow sites and corner sites with a minimum frontage of 40.2 m (132 ft.), a density of up to 3.50 FSR applies. The schedule also requires a minimum of 20% of the residential floor area to be secured at below market rental rates, and for 35% of the units to include two bedrooms or more. Six-storey apartment buildings will introduce incremental change to local streets and will typically be limited in frontage width to achieve a level of compatibility with the existing streetscape.

An additional partial storey that is 3.6 m in height is permitted for common rooftop amenity rooms that are contiguous with common outdoor amenity spaces.

The rezoning process allows for development of a residential rental building through a streamlined process. Architectural drawings are not required at the rezoning application stage. The form of development will be reviewed at the DP stage. All proposals will need to meet the intent and regulations of the RR-3B District. An Urban Design Panel review will not be required for this project at the development permit (DP) stage, as comprehensive design guidelines accompany the RR-3B District Schedule.

2. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a new six-storey residential rental building with stacked townhouses to add to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 2). Specific unit numbers are not required for the simplified rezoning process but staff anticipate that this proposal could create approximately 87 rental units, based on an average unit size assuming 35% will be family-sized units. Twenty percent of the residential floor area will be secured as below-market rental units.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Southeast Vancouver area, which this site is located, is 1.0%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Figure 2: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2025

Housing Type	Category	10-Year Targets	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	Market Rental	30,000	11,175 (37%)
	Developer-Owned Below Market Rental	5,500	1,905 (35%)
	Total	35,500	13,080 (37%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Average Rents and Income Thresholds – Figure 3 shows starting rents for below-market rental units for 2024. Average market rents and incomes served for newer rental buildings on the eastside are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 3 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership. If approved, starting rents for the below-market units will be 20% less the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 3: Comparable Below-Market and Average Market Rents, Costs of Ownership and Household Income Served – Eastside

	Below-Market Rental Units		Newer Rental Buildings		Monthly Costs of Ownership for Median-Priced Apartment (with 20% down payment)		
	2025 Starting Rents ¹	Average Household Income Served ⁴	Average Market Rent ²	Average Household Income Served ⁴	Monthly Costs of Ownership ³	Average Household Income Served ⁴	Down-payment at 20% ³
Studio	\$1,294	\$51,776	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$1,470	\$58,784	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,052	\$82,080	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$2,819	\$112,768	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.
2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)
4. Incomes are estimated based on rents or monthly ownership costs at 30% of income.

To be eligible for a BMR unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Per the SRP, eligibility requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*. All residents will have access to common indoor and outdoor amenities.

Tenancing – The applicant informed staff that, as part of the [lease terms](#) between Vittori Lanark Holdings Ltd. and the Vancouver School District, priority access to vacant rental units will be provided for Vancouver School Board staff.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The site does not have any existing residential tenants.

4. Transportation and Parking

The site is served by regular bus serving along Knight Street and 49th Avenue as part of TransLink's Frequent Transit Network (FTN). The site is one to two blocks away from bicycle routes along Dumbfries Street, Inverness Street and 47th Avenue.

Parking, loading and bicycle spaces are to align with the Parking By-law and reviewed at the DP phase when detailed plans are submitted. Through this application, conditions of approval include provisions along the site's frontages for new sidewalks, upgraded street lighting, and new street trees where space permits. Engineering conditions are included in Appendix B.

5. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Green Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring that permission be granted to remove trees that meet certain conditions. The intent is to protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals for resilient and healthy natural systems in urban areas.

A detailed tree assessment and retention report will be required as part of a subsequent DP application. Staff will review these materials and provide conditions to retain and protect trees,

wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development.

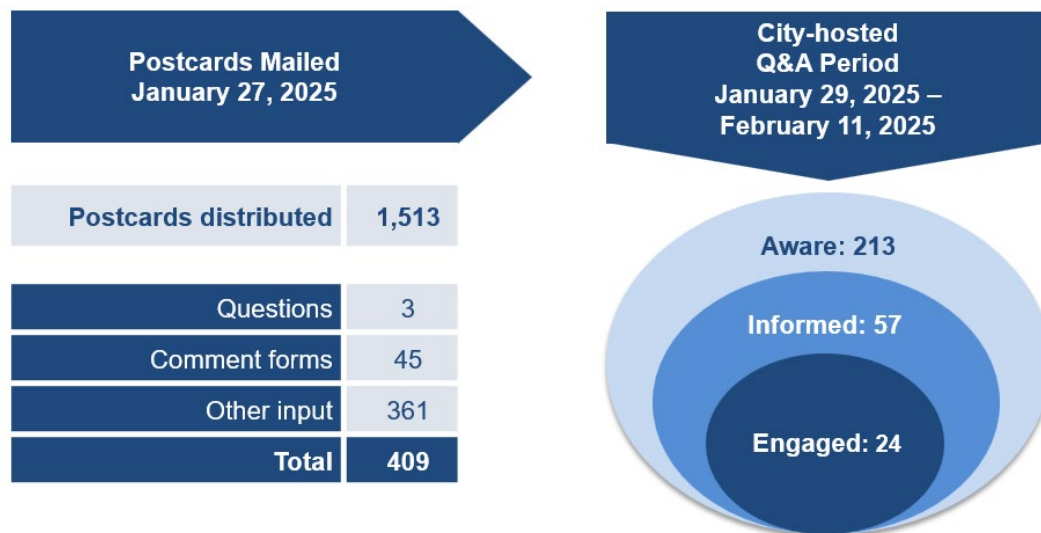
6. Public Input

A rezoning information sign was installed on the site on January 13, 2025. Approximately 1,513 notification postcards were distributed within the neighbouring area on or about January 27, 2025. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

A question and answer period was held from January 29 to February 11, 2025. Questions were submitted by the public and posted with a response over a two-week period.

Public input is collected via online questions, comment forms, through email, and by phone. A total of 409 submissions were received.

Figure 4: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Support for housing, walkability, and density:** More housing, improving walkability and safety, supporting business, height and density due to its transit-accessible location.

Generally, comments of concern fell within the following areas:

- **Loss of school land/impact on public education:** The site is essential for future school expansion and should be preserved for educational purposes only, as there is a lack of school space in the area, and Sir Sanford Fleming Elementary School is already at capacity.
- **Traffic congestion/vehicle access, and parking:** Traffic concerns, including existing congestion, school drop-off safety, and insufficient parking for future residents and businesses.

Response to Public Comments

Loss of school land/impact on public education:

This site is located within the catchment area of Sir Sanford Fleming Elementary School and David Thompson Secondary School. According to the Vancouver School Board's (VSB) *2020 Long Range Facilities Plan*, both schools will be operating below capacity in the coming years, with capacity utilization of 76% and 70% respectively by 2031. VSB deemed this site as surplus to the educational needs of the district in 2021.

According to VSB, the estimated yield from this development is approximately 12 elementary and six secondary students based on actual averages for this type of development across the district. There is existing and future available capacity for school aged children that may be living at this development that can be accommodated at VSB schools.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

Traffic congestion/vehicle access, and parking:

The school and development site are well-situated with respect to the active and sustainable transportation network. It is located on two Frequent Transit Network bus lines (49th Avenue and Knight Street), and near to bike routes along Inverness Street, Dumfries Street and 47th Avenue. Through continued Citywide implementation of the goals and actions identified in the *Transportation 2040 Plan* and accelerated through the *Climate Emergency Action Plan* response, the City continues to see an overall decrease in vehicle trips, by improving access to cycling, transit, and other modes City-wide.

A comprehensive suite of transportation safety and traffic calming measures are already in place near the school, including:

- Speed humps along Lanark Street;
- Pedestrian signals at 49th Avenue and Knight Street with countdown timers that accommodate children's walking speed, and automatic pedestrian signal phases during the daytime;
- Pedestrian signals at 47th Avenue and Knight Street;
- Sidewalk along all streets in the surrounding area, including a new one on the south side of 47th Avenue adjacent to BC Hydro electrical station between Inverness Street and Knight Street; and
- Protected left turn signals for vehicles turning from Knight Street onto 49th Avenue to reduce vehicle collision risks and improve pedestrian safety.

7. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezoning*s. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. Real Estate Services staff prepared a high-level analysis of the application based on available information, and have determined that with the costs of securing the rental housing, including 20% of the residential floor area for below-market rental units, no additional CAC is expected. The public benefit accruing from this application is the contribution to the City's rental housing stock. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

Development Cost Levies (DCLs) – The site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential floor area. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2024, and the estimated 7,549 sq. m (81,257 sq. ft.) of residential floor area and 838.8 sq. m (9,029 sq. ft.) of commercial floor area, it is estimated that the developer will pay DCLs of \$1,482,943. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$1,919,031. DCL rates are subject to future adjustment by Council including annual inflationary adjustments.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s DCL Bulletin for details on DCL rate protection.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area is below the minimum threshold.

See Appendix E for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide market and below-market rental housing and a DCL payment. See Appendix E for additional details.

CONCLUSION

Staff recommend approval of the application as it is consistent with the *Secured Rental Policy*. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing with a recommendation that, subject to the Public Hearing, the rezoning application be approved in principle, subject to Conditions of Approval in Appendix B.

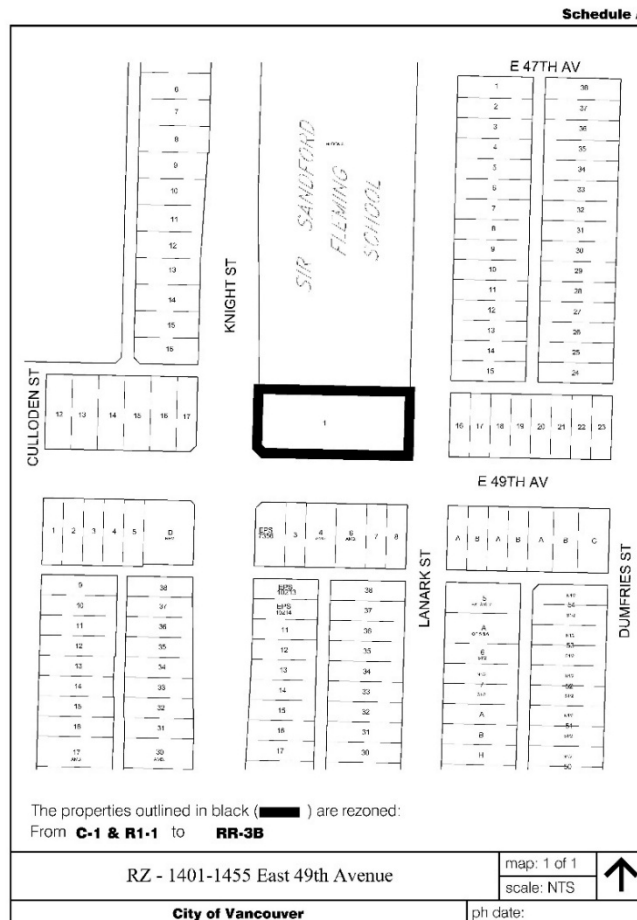
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**1401-1455 East 49th Avenue
PROPOSED BY-LAW AMENDMENTS**

Note: A by-law to rezone an area to RR-3B will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the C-1 and R1-1 districts to the RR-3B district.



**1401-1455 East 49th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the Public Hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATION

THAT, in reviewing a development application for the site, the Director of Planning shall have particular regard for the following:

Engineering

- 1.1 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [[translink.ca](https://www.translink.ca)]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.2 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.3 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.4 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.5 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.6 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the street (Lanark St). Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.7 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the

sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

- (iii) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver. An Engineering Project Coordinator will engage the Developer to facilitate the delivery of any City design after Development Permit issuance.

- (b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.8 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies, include Class A loading.

1.9 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free loading access to/from all site uses;
- (b) Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space between the commercial and residential uses and labelling of the space as 'Residential and Commercial Loading'.
- (c) Review of the parking and loading design considering vehicle and truck turning movements and identification of vehicle turning swaths considering the following:
 - (i) Largest anticipated design vehicles and loading vehicles.

Note to Applicant: Assume a minimum design vehicle of: SU-9 for Class B loading spaces.

1.10 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

Note to Applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside.

1.11 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;
- (b) Dimension of columns and column encroachments into parking spaces;
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.12 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.13 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.14 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.15 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

- 1.16 Provision of a \$30,000 cash security deposit prior to Building Permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

Housing

- 1.17 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Private outdoor space must be provided for 1-bedroom or studio units, unless common exterior amenity space of no less than 4.5 m² (48.4 sq. ft.) per unit is provided, based on total dwelling units of the development, per RR Zone Design Guidelines, 6.3 Private Open Space.

- 1.18 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Sustainability

- 1.19 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements*.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the amending By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an access agreement between the development site and the adjacent property at 6363 Lanark Street (Block 3, Plan 8333, District Lot 731, Except Plan 18841 & BCP31199) to secure access to parking and loading within the future development on Lot 1, 1401 East 49th Avenue.
- 2.2 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Knight Street and East 49th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering dated August 6, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm watermain on Lanark Street or the 200 mm water main on East 49th Avenue. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at does not require any sewer upgrades.

Development to be serviced to the existing 250 mm COMB sewer in Lanark Street.

Note to Applicant: If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along Knight Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide front boulevard;

- (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
- (d) Provision of street improvements with appropriate transitions, along East 49th Avenue adjacent to the site, including:
 - (i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) 50 mm depth mill and inlay, from curb to centerline along the site's frontage.
- (e) Provision of street improvements with appropriate transitions, along Lanark Street adjacent to the site, including:
 - (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulge, including relocation of the existing catch basin, and road reconstruction as required to accommodate the curb bulge;

Note to Applicant: The City will provide a geometric design for all of these street improvements.

Note to Applicant: Refer to the City design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (h) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and

approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (i) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Independent Living Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the RR-3B District Schedule, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of the units will be rented for less than 90 consecutive days at a time;
- (d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Environmental Contamination

2.5 As applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any

buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1401-1455 East 49th Avenue
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *PID: 032-188-803; Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422* from the R1-1 map forming part of Schedule A of the Subdivision By-law.

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1401-1455 East 49th Avenue
PUBLIC CONSULTATION SUMMARY

1. Background of SRP Consultation

Public consultation for the rental incentives program began in 2018. This included a range of engagement activities including in-person and online open houses, pedestrian intercept surveys, Talk Vancouver survey, survey of residents living in buildings created through City incentive programs, and stakeholder and industry engagement. Included were six in-person public information sessions (attended by over 800 residents), 10 stakeholder workshops, an online comment form (400 responses received), Shape Your City webpage (5,000 visitors), two online public information sessions (102 attendees), as well as public and development industry one-on-one sessions (attended by 18 residents and 15 industry representatives).

2. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period (City-led)	January 29, 2025 – February 11, 2025	213 participants (aware)* <ul style="list-style-type: none"> • 57 informed • 24 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	January 27, 2025	1,513 notices mailed
Public Responses		
Online questions	January 29, 2025 – February 11, 2025	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January 2025 – June 2025	45 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	January 2025 – June 2025	45 submittals <ul style="list-style-type: none"> • 4 responses • 39 responses • 2 responses
Other input	November 2024 – June 2025	361 form letters
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2025 – June 2025	672 participants (aware)* <ul style="list-style-type: none"> • 104 informed • 42 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

3. Map of Notification Area



4. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Support for housing, walkability, and density:** Support for the project was expressed by providing local workers housing, improving walkability and safety, supporting business, and suggested even greater height and density due to its transit-accessible location.

Generally, comments of concern fell within the following areas:

- **Loss of school land/impact on public education:** Respondents have expressed concerns that the site is essential for future school expansion and should be preserved for educational purposes only, as there is a lack of school space in the area, and Sir Sanford Fleming Elementary School is already at capacity.
- **Traffic congestion/vehicle access, and parking:** Many residents raised traffic concerns, including existing congestion, school drop-off safety, and insufficient parking for future residents and businesses.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Desire to see home ownership options and not just rental.
- Support of the project but prefer full market rental and no below-market rental (BMR).
- Support for more ground-floor commercial space to serve the neighbourhood.

General comments of concern:

- Criticism of the school board prioritizing revenue over providing space for the students.
- Balconies in this development can overlook the school and can create privacy issues.
- Increased density as a result of this development could cause safety risks.
- Construction noise, air pollution, and traffic near the school could negatively impact children's health.
- Concerns about the lack of transparency and accountability, with decisions being made without meaningful public input.
- The development will cause an increase in residential activity, and construction-related health risks near the school.
- Concerns were expressed regarding the lack of green and community space, emphasizing the need for areas where children can play and families can gather, rather than turning the land into private housing.

Neutral comments/suggestions/recommendations:

- Suggestions to allow these types of building on adjacent side streets rather than just the main arterial.
- Few commented on the potential issues of the current zoning with long-term educational strategies.
- Requests for more pedestrian space with a buffer from major roads.

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**1401-1455 East 49th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Rezoning to RR-3B District to facilitate rental housing.

Public Benefit Summary:

The project would provide rental units and generate a DCL contribution

	Current Zoning	Proposed Zoning
Zoning District	C-1 / R1-1	RR-3B
FSR	1.20 / 0.70	3.50
Buildable Floor Space	2,076.4 sq. m (22,350 sq. ft.)	8,388.1 sq. m (90,289 sq. ft.)
Land Use	Commercial / Residential	Mixed-Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$213,265
Utilities DCL ¹	\$1,269,418
TOTAL	\$1,482,943

Other Benefits (non-quantified components): All residential units to be rental housing (non-stratified) all secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as of September 30, 2024 and assumes the development maximizes the allowable density (3.15 FSR for dwelling uses and 0.35 FSR for non-dwelling uses). DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-law rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

² This application is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs estimated at \$1,919,031. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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1401-1455 East 49th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1401-1455 East 49th Avenue	032-188-803	Lot 1 District Lot 731 Group 1 New Westminster District Plan EPP132422

Applicant Information

Applicant	Raffaele Architecture Inc.
Developer	Vittori Lanark Holdings Ltd.
Property Owner	The Board of Education of School District No. 39 (Vancouver)

Site Statistics

Site Area	2,396.6 sq. m (25,797 sq. ft.); Site dimensions 75.3 m (247 ft.) x 31.9 m (105 ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning
Zoning	R1-1/C-1	RR-3B
Uses	Residential/Commercial	Mixed use
Maximum Density	R1-1 = 0.70 FSR C-1 = 1.2 FSR	Up to 3.50 FSR
Floor Area	2,076.4 sq. m (22,350 sq. ft.)	Up to 8,388.1 sq. m (90,289 sq. ft.)
Height	10.7 m (35.1 ft.)	Up to six storeys: 22.0 m (72 ft.)
Unit Mix	n/a	as per RR-3B District
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law
Natural Assets	To be assessed at the development permit stage	

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